

ASSOCIATED BANK, N.A.,

Plaintiff,

v.

Case No. 15CV811

Case Code: 30404, 30303 and 30301

Mortgage Foreclosure, Replevin and  
Money Judgment over \$10,000.00

CJ VISIONS, LLC

c/o James M. Hodges, Registered Agent,

AUTO VISIONS CUSTOM AND COLLISION, LLC

c/o James M. Hodges, Registered Agent,

JAMES M. HODGES,

CRAIG WIELEPSKI,

JOHN DOE TENANT(S), unknown tenant(s) of

CJ VISIONS, LLC and

JANE DOE TENANT(S), unknown tenant(s) of

CJ VISIONS, LLC,

Defendants.

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**NOTICE OF SHERIFF'S SALE**

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By virtue of and pursuant to a judgment of foreclosure made in the above-captioned action, and the order of the Court dated on the 17<sup>th</sup> day of June, 2015, I will sell at public auction in the Lobby of the Sheriff's Department Justice Center of the Waukesha County Courthouse, 515 West Moreland Boulevard, Waukesha, Wisconsin, **on the 7<sup>th</sup> day of October, 2015 at 10:00 a.m.**, all of the following premises, to-wit:

Lot Ten (10), River Park Industrial Subdivision, part of the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Nine (9), Township Six (6) North, Range Nineteen (19) East, and part of the Northwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Ten (10), Township Six (6) North, Range Nineteen (19) East, City of Waukesha, Waukesha County, Wisconsin.

Property Address: 811 West College Avenue

Waukesha, WI 53186

Parcel ID:

WAKC 1334 095

2015 AUG 10 AM 11:51  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or certified check. Balance of purchase price must be paid within ten (10) days after confirmation of the sale.

Dated at Waukesha, Wisconsin, this 10<sup>th</sup> day of August, 2015.

**Eric Severson**

Eric J. Severson

Sheriff of Waukesha County, WI

THIS PROPERTY IS SOLD "AS IS" SUBJECT TO ALL LEGAL ENCUMBRANCES, ANY PRE-CONFIRMATION OF SALE OR POST-CONFIRMATION OF SALE REDEMPTION RIGHTS, AND ANY OUTSTANDING AND ACCRUING REAL ESTATE TAXES, SPECIAL ASSESSMENTS, AND PENALTIES AND INTEREST, IF ANY. PURCHASER WILL BE REQUIRED TO PAY ALL TRANSFER AND RECORDING FEES AND, IF DESIRED, THE COST OF TITLE EVIDENCE.

Prepared by:

Attorney Brian A. Romans State Bar No. 1064372

KRAWCZYK, DUGINSKI & ROHR, S.C.

16620 West Bluemound Road, Suite 500

Brookfield, WI 53005

Telephone: (262) 827-5800

Fax: (262) 827-5809

Email: [brian@kdrlawyers.com](mailto:brian@kdrlawyers.com)

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WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

**KRAWCZYK, DUGINSKI, & ROHR, S.C. IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY OF THE UNDERLYING DEBT, THIS COMMUNICATION SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO HOLD YOU PERSONALLY LIABLE FOR THE DEBT.**